

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Regulatory Agencies  
State of Hawaii

MINUTES OF MEETING

Date: Thursday, March 18, 1965

Place: Conference Room, 424 South Beretania St., Honolulu, Hawaii

Present: Mr. Jack K. Palk, Chairman (Oahu) Mr. Harold J. Silva (Oahu)  
Mr. Yukio Kashiwa, Vice Chairman (Oahu) Mr. Douglas R. Sodekani (Maui)  
Mrs. Dorothy S. Ahrens, (Kauai) Mr. William H. C. Young (Oahu)  
Mr. William A. Beard, (Hawaii)  
Mr. Robt E. Bekeart, Executive Secretary

By Invitation:

Mr. Wesley F. Charlton, representing Hawaii Real Estate Association  
Mrs. Mary Savio, representing Honolulu Board of Realtors

Absent: Mr. George P. Siu, Deputy Attorney General

Call to Order: There being a quorum the Chairman, Mr. Palk, called the meeting to order at 1:30 p.m.

Minutes: The minutes of the previous meeting were corrected as follows:

Under EDEN ROC ESTATES SUBDIVISION the proceedings will reflect the Commission's position that it is incumbent upon the Developer, Hawaii Mountain View Development Corp., to cooperate with the regulatory body and comply with its written instructions. Further, the Developer is to be given notice that the Commission would take such action as may be necessary to prosecute the violations under the Subdivision Registration Law.

UPON MOTION the Commission approved the minutes of February 16, 1965 with the above correction.

Motion passed unanimously.

Financial Report: The report for the month of February, 1965 was noted as received.

Business Out of Minutes: LICENSING (Sec. 170-1 through 170-14)

RULES AND REGULATIONS - PART III, Validation Requirements - The Commission ruled that those applications which are incomplete will not be accepted for the March 23, 1965 examination. It was agreed that the Executive Secretary should advise the applicants in writing that their applications are incomplete and unless the documents are completed to established requirements the applicants will be denied admission to the examination site.

Minutes of Meeting of March 18, 1965

The Executive Secretary presented applications, including derogatory Abstracts of Criminal Record, submitted by the following:

Leslie H. Fujiwara	Robert M. Green
Anceleto S. Gabeton	Bert T. Ito

The four (4) applicants above are to be processed for admittance to the March 23 tests. Their cards of admission will reflect the condition that they take the examination contingent on Sec. 170-7, subparagraph (b).

SUBDIVISIONS (Sec. 170-30 through 170-38)

EDEN ROC ESTATES - The Executive Secretary reported that he had not prepared the required letter to the Developer. The Chairman stated that it was important that the subdivider be advised of the Commission's position on this offering and he instructed the Executive Secretary to assemble the file for his study and preparation of the directive to the firm's attorney.

CONDOMINIUMS (Sec. 170A-1 through 170A-33)

REGISTRATION NO. 56 - ALA WAI MANOR - Final Public Report issued March 12, 1965.

REGISTRATION NO. 57 - KAPIOLANI MEDICAL DENTAL CENTER - Final Public Report issued March 12, 1965.

The above information on projects carried over from the previous meeting's agenda was accepted by the Commission.

New  
Business:

LICENSING

NEW CORPORATIONS, PARTNERSHIPS AND DBAs

UPON MOTION, the Commission ruled that the licenses tentatively authorized for the following be approved, ratifying the action of the Executive Secretary:

Corporation

Menor and De la Cruz Realty, Corporation	Vicente De la Cruz, RPB
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Hawaii Retirement Estates, Inc.	Mark Norman Olds, RPB
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Partnership

(No transactions)

DBAs

Yoshiharu Hirashima	dba Pacific Land Company
Roland A. Cloutier	" Roland Realty
Donald H. Akers	" Akers Realty Co.

Branch Offices

Waikiki Realty, Ltd. Westgate Shopping Center, Waipahu	Kiyoyuki Yamashita, BIC
Far-Mac Investments Co., Inc. 244 Kamehameha Ave., Hilo	Basil Young, BIC

Motion passed unanimously.

MARCH 23, 1965 EXAMINATIONS - The Executive Secretary reported the following application statistics:

	Salesman Applications <u>Filed</u>	Broker Applications <u>Filed</u>
City and County of Honolulu	377	57
County of Hawaii (Hilo)	17	1
County of Hawaii (Kona)	4	0
County of Maui	4	0
County of Kauai	<u>0</u>	<u>1</u>
TOTAL	402	59

SUBDIVISIONS

UPON MOTION the Commission accepts as completed the Subdivision Registration Statements on the following projects:

HALE PUA SUBDIVISION

Palai and Kanoelehua Street, Hilo, Hawaii; 27 lots; developer - Yoshino Matsuno and Thomas Nakahara (1965 Kamehameha Avenue, Hilo, Hawaii); selling agent - Thomas T. Nakahara, 134 Haili Street, Hilo, Hawaii.

ALII SHORES - SECTION 'E' SUBDIVISION

Heeia, Oahu, Hawaii; 57 lots; developer - McCormack Associates, Inc. and Lewers & Cooke, Ltd., selling agent - T. F. McCormack.

HAIKU PLANTATIONS SUBDIVISION

Heeia, Oahu, Hawaii; 200 residential lots; developer - United Development Corp. (Theodore R. James, President, Rm 416, First National Bank Bldg., Honolulu, Hawaii); selling agents - T. R. James, Mike McCormack and Gordon Damon.

SUNSET BEACH SUBDIVISION

Sunset Beach, Kaunala, Koolauloa, Oahu, Hawaii; 41 residential lots; developer - Aloha Homes, Inc., (C. O. Lum Developer); selling agent - Ed Klein, Inc.

Mr. Harold J. Silva volunteered to examine the submission of

LAKE MOHAVE COUNTRY CLUB ESTATES - UNIT #3

Kingman Area, County of Mohave, Arizona; 800 residential lots; developer - King-Air Properties, Inc., (Allan Franklin, Secretary, 7250 Beverly Blvd., Los Angeles, California); selling agent - none identified

and report his finds to the Executive Secretary.

Motion passed unanimously.

CONDOMINIUMS

The Executive Secretary reported that Notices of Intention on behalf of the following Horizontal Property Regime projects had been filed:

(UNASSIGNED) THE CONSULATE

1624 Makiki Street, Honolulu, Hawaii; leasehold; 65 units to be sold; developer - Clarence K. H. Yee, Ltd., 1350 South King Street, Honolulu; selling agent - developer to sell.

(UNASSIGNED) PUNAHOU GARDENS

1550 Wilder Avenue, Honolulu, Hawaii; leasehold; 189 units to be sold; developer - Akin Yee, Ltd., 801 Kaheka Street, Honolulu, Hawaii, selling agent - developer to sell.

(UNASSIGNED) VICTORIA MANSIONS

Victoria Street and Magazine Street (between Spencer Street and Thurston Avenue); fee simple; 56 units to be sold; developer - Victoria Mansion Development Corp.; selling agent - developer to sell.

(UNASSIGNED) THE MAILE TOWER

Corner of Wilder Avenue and Spencer Street, Honolulu; fee simple; 24 units to be sold; developer - Joint Venture known as Blackburn and Associates (comprised of two corporations (a) Hawaii Apartment Builders Co., Inc., and (b) The Mortgage Company of Hawaii, Ltd.); selling agent - none identified.

(UNASSIGNED) THE HI-SIERRA

3350 Sierra Drive, Honolulu, Hawaii; fee simple; 40 units to be sold; developer - Hi-Sierra, Inc., 733 Cedar Street, Honolulu, Hawaii; selling agent - developer to sell.

(UNASSIGNED) MOKULEIA BEACH COLONY

Mokuleia, City and County of Honolulu, Hawaii; fee simple; 52 units to be sold; developer - Mokuleia Associates, a Hawaii limited partnership; selling agent - none identified.

(UNASSIGNED) THE YACHT CLUB

(Hawaii Kai Condominium Project, Lots 21-23, File Plan 801) 6210 Keokea Place, Moanalua, Honolulu, Hawaii; leasehold; 39 units to be sold; developer - Personal Security Investment Company, Inc.; 2424 Kalakaua Ave., Honolulu; selling agent - Bishop Realty, Inc.

(UNASSIGNED) HARBOR VISTA APARTMENTS

98-114 Lipoa Place, Aiea, Honolulu, Hawaii; leasehold; 27 units to be sold; developer - Pearl Harbor Condominiums, Ltd., 320 Ward Ave., Honolulu; selling agent - none identified.

(UNASSIGNED) CONSTRUCTION EXCHANGE PACIFIC

1570 Makaloa, Honolulu, Hawaii; leasehold; 16 floor project; developer - Oceanside Properties, Inc., Suite 1604, 1441 Kapiolani Blvd., Honolulu; selling agent - Hugh Menefee, Inc., Ted James and B. K. Murphy, Co-Brokers.

(UNASSIGNED) THE WOODROSE

780 Amana Street, Pawaa-Kai, Honolulu, Hawaii; fee simple; 139 units to be sold; developer - a Joint Venture, Ferwin Development Company, Da-Ri-Ma Development, Wilwin Corporation, and BML Corporation; selling agent - Real Estate Hawaii (Arlene K. Ellis)

Third  
Legislature  
State of  
Hawaii:

ADVANCE FEE - The Executive Secretary reported that at this time the Department of the Attorney General has not prepared the proposed bill. Deputy A/G Roy Takeyama has researched the problem and will shortly present his suggested bill for the Commission's consideration.

POWER OF ATTORNEY - Deputy Attorney General Siu reports that the requested opinion has not been prepared and proposed legislative remedies are being considered. No bill has been prepared for the Commission's consideration.

QUORUM FOR MEETING - H.B. NO. 216 (S.B. NO. 216) was introduced to the House of Representatives February 23, 1965 (Senate bill introduced the same date.) There have been no public hearings to date.

SUBDIVISION REGISTRATION FEE - H.B. NO. 215 (S.B. NO. 215) was introduced to the two houses on February 23, 1965. There have been no public hearings to date.

PROFESSIONAL INCOMPETENCY - H.B. NO. 1012 (S.B. NO. 734) was introduced to the lower house, March 15, 1965. The upper house received the same bill on March 12, 1965. There have been no public hearings to date.

MORTGAGE BROKERS AND MORTGAGE SOLICITORS - H.B. NO. 67 was introduced to the lower house February 23, 1965. The Commission's Chairman, Mr. Palk, submitted the paper to Representative George W. T. Loo, Chairman, House Committee on Housing and Consumer Protection, stating the Commission's interest in the passage of this legislation.

MISCELLANEOUS LEGISLATIVE PROPOSALS - The Commission, having only a cursory interest in the following measures have monitored the bills only:

S.B. NO. 112 - Compensation of Board or Commission Members

S.B. NO. 415 - Affecting Rules and Regulations of Boards, Commissions and public bodies.

S.B. NO. 646 - Centering of investigative services in Department of the Attorney General.

Investiga-  
tions:

RE-169 WILLIAM CHEE - The report of March 15, 1965 was noted as received. It was the opinion of the commissioners that on the facts submitted there was no violation warranting further action by the Commission.

RE-170 DAVID BASQUE - The members discussed the March 9, 1965 investigation report. The arrangement on which the West Hawaii Investigator made his findings is in contradiction to the Commission's policy that every salesman shall operate under the direct supervision and employment of a licensed broker. It was agreed that the Investigation Branch personnel should query the licensee further to determine the employment arrangement under which this salesman functions on behalf of Big Island Realty, Inc., who maintains its single and principal office in Hilo. There is no branch office in West Hawaii according to Commission records. Should additional investigative information show that the required supervision and control is lacking in the reported arrangement the salesman, David Basque, will be advised to identify with a broker in West Hawaii or place his license in the custody of the Commission as inactive.

Miscella-  
neous:

(Mrs.) ERLINE W. McGUIRE - The commissioners heard the Executive Secretary's oral report on the salesman Erline W. McGuire, a County of Maui resident, who wanted to identify with a Principal Broker on the Island of Molokai. The requirements were reviewed and after considering all the facts the Commission ruled that under such an arrangement there would not be the degree of control and supervision the commissioners envisioned in adopting improved rules and regulations. Mrs. McGuire is to be notified accordingly of the Commission's decision.

COMMISSION POLICY ON CONDOMINIUM PUBLIC INFORMATION - The commissioners, having received the Chairman's March 4, 1965 memorandum to the Executive Secretary, accepted the paper as representative of the Commission's position on this matter, noting that it keeps the regulatory body on record as one demonstrating reasonableness in its enforcements procedures.

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Date of                      The next meeting is to convene in Honolulu at 1:30 p.m., Tuesday,  
Next                              April 20, 1965.

Meeting:                      The following month's meeting is tentatively set for Thursday,  
May 13, 1965 in Honolulu.

Adjournment:              There being no further business to transact, the Chairman declared  
the meeting adjourned at 4:15 p.m.



ROBT E. BEKEART  
Executive Secretary

APPROVED BY THE COMMISSION

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JACK K. PALK, Chairman

SW  
4/19/65